

RECEIVED

NOV 29 2000

PLANNING DIVISION  
COUNTY OF YORK

November 29, 2000

The special use application for 329 Hampton Highway is for a veterinary hospital. Extensive inquiries have been made concerning availability of utilities. Power lines traverse the 365 foot road front and are accessible for power service per our discussions with the Virginia Power Company. Sewer service is readily available (see enclosed map) and knowledge of the basic hook-up requirements and fee structures involved have been discussed with Randy Yokum. Water service is Available on the near side of the median. Discussions with Waterworks and Barrs Construction Co. utility planners have resulted in several options for supplying this service. The ideal approach would be from the median to the proposed site and would require a fire hydrant according to fire and safety officials. Discussions with VA DOT reveal minimum traffic impact to the area. The recommendations are single entrance/exit access with approximately 150-foot taper diamond right hand turn lane.

The property is clear of the Chesapeake Bay Preservation Act and is not in a flood zone. There appears to be no watershed concerns for this property.

We have found this property unique and attractive whereas many other business developers would not. Various restrictions create approximately 3/4 of one acre which cannot contain structural development. The greenbelt requires 35-foot road front space ( minimum 40 foot building setback), there is a 50-foot easement on the northwest property line, and a 25-foot buffer requirement on the back property line. These areas encompass 43% of the 1.75 acre lot that would, for our intended purposes, create a pleasing environment with a maximum greenspace for our clients and neighbors. We prefer to maintain a park-like, landscaped atmosphere instead of maximizing business/buildings per square foot, as many developers seek.

The appearance of the building is as important as the grounds in our plan. Materials and colors shall be selected that will compliment the environment and create a more natural setting with maximum greenspace. Several representations of building style and color are included to give you a good impression of the structural plans. Additional landscaping will be placed around the new buildings to add more green area. A row of trees will be added to the greenbelt along the front of the property (placed clear of the overhead power lines) in conjunction with a planned split rail fence.

Our goal is to have a positive impact on our closest neighbors. In regards to any noise impact, this site has optimal natural buffers (lots of trees) in addition to the easements, setbacks, and greenbelt previously described. The veterinary hospital kennels are required to be indoors, and we have planned accordingly. A waste management plan eliminates any odor concerns, which from my experience are non-existent with proper maintenance.

This plan is being pursued as a family venture. I have been practicing Veterinary medicine for eleven years at a facility known for providing quality service in a compassionate, friendly environment. This proposed business would bring together family members with backgrounds in business management, accounting, bookkeeping, animal science, and veterinary medicine. We would like to continue to provide quality service to our local area on a beautiful business site that brings pride to us and our community. We seek your guidance and approval to obtain this goal and pursue our business plan.

Thank-you,

Sharon E. Dirmeyer, DVM